



Newsletter for the Update of the Indianapolis-Marion County Comprehensive Plan
December 2006, Plan Completion Issue

It's Official: A New Indianapolis is In Sight!!!

Indianapolis Insight: the Comprehensive Plan for Marion County, Indiana is now complete. It began with a kick-off conference in September of 2000 and drew to a close on December 6, 2006 with the adoption of the land use plan for northwestern Decatur Township.

The Plan consists of two major components: Community Values and Land Use.

The Community Values Component of the plan was adopted by the Metropolitan Development Commission in February of 2002. This portion of the plan sets out values, goals and recommendations for better development and redevelopment in Marion County. It also set up the framework for the land use mapping portion of the plan.

Land use plans for five and a half townships were adopted in 2005. In 2006 land use plans for the remaining three and a half townships were adopted. The portions of the Comprehensive Plan adopted in 2006 were Franklin Township (March), Perry Township (March), Wayne Township (May) and the northwestern part of Decatur Town-



This Town Hall meeting on the city's eastside was one of over 120 public meetings held during the development of Indianapolis Insight.

ship (December).

The land use component of the plan consists of three parts: a map of recommended land uses, a map of environmentally sensitive areas and critical area text.

Indianapolis Insight replaces the Comprehensive Plan that was developed in the early 1990s.

One of the major values of doing a comprehensive plan is

to enhance citizen participation in community development. One of the successes of this plan is that it brought many citizens into the planning process who had not been previously involved. The Division of Planning would like to thank the hundreds of Marion County residents and business people who collectively gave thousands of hours of time to the planning effort.

Implementation Committee Makes Progress.

Following the adoption of the Community Values Component (CVC) in 2002, a committee was established to guide the implementation of the many recommendations in the CVC. A diverse group of people representing neighborhood, environmental, community and business interests has assisted Division of Planning staff since 2002.

The committee reviewed each of the 187 adopted recommendations that addressed improved planning and development policies and procedures. The committee suggested certain groupings of related recommendations and identified

the most efficient way to begin the implementation process.

Committee meetings have included presentations from experts in neighborhood redevelopment, historic preservation, transportation, parks and economic development. Recently the committee received updates on the Great Indy Neighborhoods Initiative (GINI). A number of the CVC recommendations concerning neighborhood revitalization will be addressed through GINI.

Using priorities identified by the committee, staff moved forward with detailed research on each topic.

The committee has recently

recommended zoning ordinance amendments pertaining to development standards in commercial areas and residential structure lot coverage in historic districts.

The Implementation Committee continues to meet regularly as new sets of recommendations are readied for review. The meetings are open for public attendance and typically occur at noon on the fourth Monday of each month at Metropolitan Indianapolis Board of Realtors 1919 North Meridian Street. Call 327-5155 if you would like to know more about this process.

Two New Corridor Plans In Motion.

The Division of Planning's Comprehensive Planning section has begun working on two new corridor studies in Perry Township on the south side of Indianapolis.

The first corridor study will look at Shelby Street from Murray Street, on the north end moving south to I-465. The second corridor study will look at Keystone Avenue, from Werges Avenue on the north end moving south to Radcliffe Avenue. While the two corridors do closely parallel each other, each has distinctly different character and traffic flow.

The Division is proceeding with both plans to ensure the preservation and enhance-

ment of existing amenities and to encourage efficient and beneficial growth. Through the cooperative efforts from area residents, businesses and other stakeholders in the area, these plans will serve to guide future development, to realize a future of prosperity and the fulfillment of community driven goals. The recommendations will help guide decisions on rezoning and variance cases along with public improvement programs to shape the future of these two corridors.

The Comprehensive Planning staff has begun collecting data, and will be meeting with key stakeholders in the area. Public input meetings are ex-

pected to begin sometime in February or March. Completion of the two plans is anticipated in mid-2008.

Upon adoption by the Metropolitan Development Commission, the new plans will become the official "Plan of Record" for the two corridors.

If you have questions, or are interested in participating in either study, please feel welcome to contact staff directly:

For the Shelby Street study, please contact Dennis Slaughter at 327-5122 or jdslaugh@IndyGov.org

For the Keystone Avenue study, please contact Robert Uhlenhake at 327-5685 or ruhlenha@IndyGov.org

Plan Recommendations Come To Life!

Development based upon the recommendations of the Comprehensive Plan will affect Indianapolis for years, even decades. However, other outcomes are also associated with the Plan. The Community Values Component lists dozens of recommendations, many of which are coming to fruition.

A frequently-expressed concern during the planning process was the lack of pedestrian connections in Indianapolis. Sidewalks are non-existent in many locations, or the existing sidewalks don't provide convenient connections to the places people want to go. In some places the sidewalks are available but are narrow, uncomfortably close to heavy traffic or are partially blocked by utility poles, mailboxes and other obstacles.

The Community Values Component calls for improving pedestrian access. One of the pedestrian-related recommendations in the plan is to "amend the commercial and industrial zoning ordinances to require sidewalks and standards for pedestrian safety." (Sidewalks are already required for single-family subdivisions.) Amendments to the commercial and industrial ordinances are now being readied to do just that. If adopted, the ordinance amendments should help close gaps in the sidewalk network. Walking will become a much more viable transportation option, freeing people from dependence on automobiles.

The Indianapolis Insight

Implementation Committee discussed the recommendation "Continue to encourage developers to notify and meet with neighborhood associations as early in the development process as possible." The committee's discussions expanded the scope of the recommendation and led to a change in the way hearing notification is posted.

Previously, the notice posted on sites subject to an upcoming re-zoning or variance was an 8½ by 11 inch sheet, which was not especially noticeable to anyone passing by. The notice is now an 18 by 24 inch orange sign, which has become a commonplace sight around the city. The Divi-



sion has seen an increase in interest about the zoning and variance hearings and that interest is occurring earlier in the process.

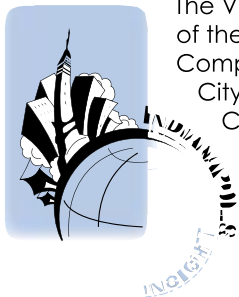
After the Community Values Component was adopted, the Planning staff continued to hear great ideas from the public for improving development in the city. While deliberating on the land use plan, residents of Wayne Township expressed concerns about the number,

size and appearance of used car lots. After further study of this issue, City Planners identified ways to better administrate current ordinances as well as some potential ordinance revisions. It is still too early to tell what form, if any, these revisions may take, but improved streetscapes and more viable neighborhood-shopping streets are the intended result.

The Comprehensive Plan will be acted upon and will inspire actions. The insights gained in the comprehensive planning process will inform the decisions that property owners, neighborhoods, and City officials make. And hundreds of individual choices, large and small, will implement the Comprehensive Plan through the years to come. The ultimate success of this plan will be a community that works together to remain vital through time.



Sidewalks would make waiting for the bus safer and more pleasant.



The View: Newsletter for the Update
of the Indianapolis-Marion County
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Get Your New Comp Plan Here!

Indianapolis Insight, the newly completed Comprehensive Plan for Marion County, is now available from the Indianapolis Division of Planning.

The Community Values Component (a 160+ page document detailing the plan's values, goals and recommendations) and the Land Use Component (land use recommendations, environmentally sensitive areas and Critical Area text) are both available for purchase from the Division. Call 327-5155 or stop by the Division's offices in the City-County Building, Room 1821. The Community Values Component costs for \$15.

PDF versions of both components of the plan are available

on the City's website. The web address is www.indygov.org/dmdplan. Scroll down and click on "Marion County Comprehensive Plan." This will take you to the Indianapolis Insight website. Here you will find Community Values Component, the land use and environmentally

sensitive areas maps and the Critical Area text.

If your neighborhood association or business group is interested in a presentation on the uses of the plan, please contact the Division of Planning at 327-5155.

INDY Adopted 08-03-05	INDIANAPOLIS Adopted 10-05-05	LUMBER Adopted 11-02-05
WAYNE Adopted 05-03-06	CENTER Adopted 09-21-05	WARREN Adopted 11-16-05
DECATUR Adopted 12-07-05 12-06-06	PERCY Adopted 03-01-06	ROSELAND Adopted 03-15-06

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